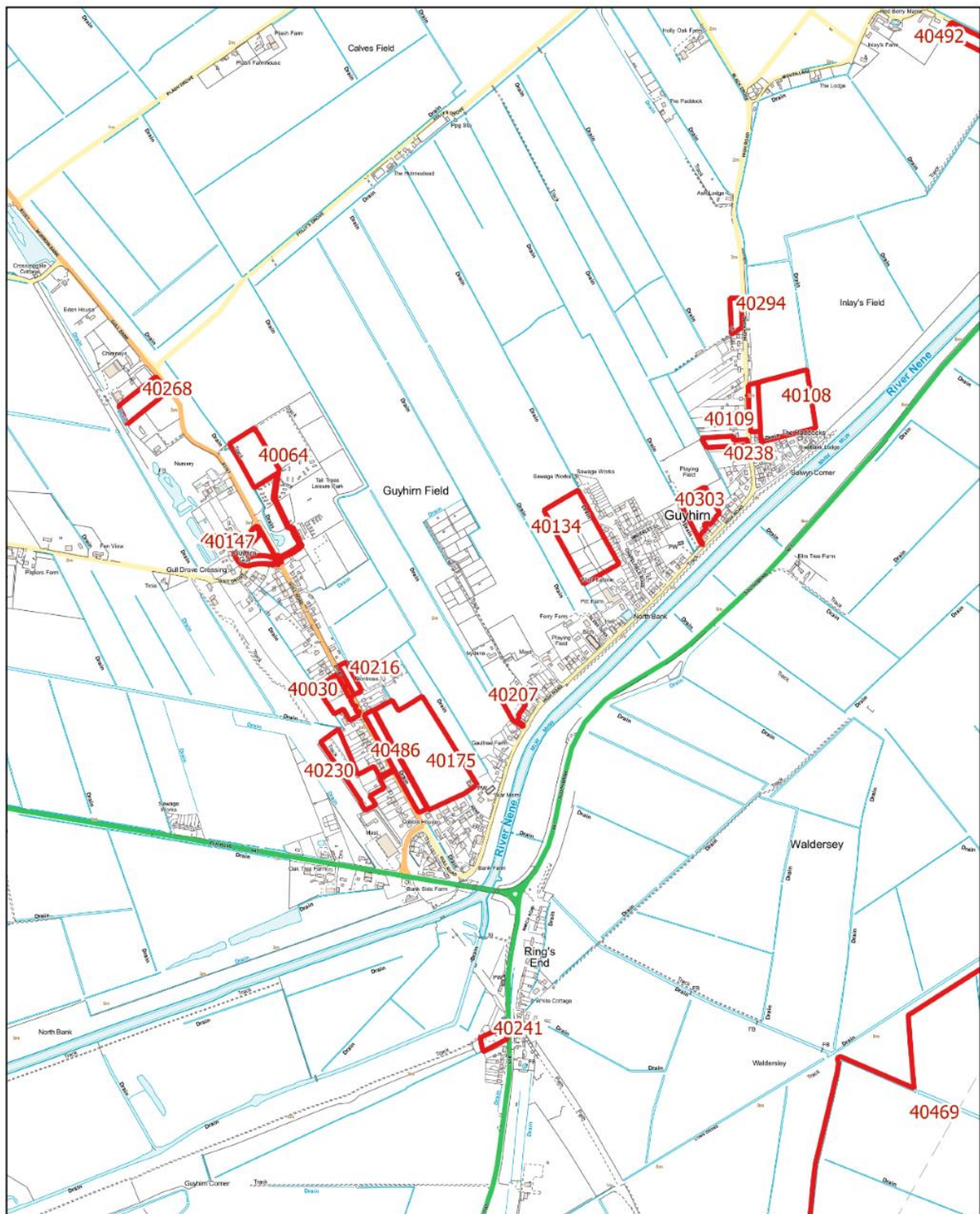


Guyhirn



Site Submissions

Draft Fenland Local Plan

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Do not scale

Key
 Site submission

Date: 29 Apr 2022

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	97.4%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	2.6%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):	F/YR19/0861/O			
7.(ii) Planning History Search	F/YR17/0203/O: Erection of up to 7no dwellings (Outline with all matters reserved)... (Refuse) F/YR16/1157/O: Erection of 7no dwellings (Outline with all matters reserved)... (Withdrawn) F/YR17/0974/O: Erection of up to 5no dwellings (Outline with all matters reserved)... (Refuse) F/YR18/0653/O: Erection of up to 3 x dwellings (outline application with all matters reserved) ... (Refuse) F/YR19/0861/O: Erection of up to 6 x dwellings (outline application with all matters reserved) ... (Refuse)			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required along site frontage			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 15 min walk (< 1,200m)	C
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Guyhirn CofE VC Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 82 primary aged children living in the catchment area. Forecasts show a downward trajectory to 73 in 2027/2028.	

13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	B
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:	0500/0133 (GULL RD GUYHIRN)	
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Phase 2 required (comments EH officer from application F/YR19/0861/O)	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site	B
16a.(ii) Prox to County Wildlife Sites:	CWS within 501m – 1km of site	C
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:	Guyhirn Reedbed; River Nene; Guyhirn Reedbed CWS	
16a.(vi) CWS 1-2km	Nene Washes Counter Drain (East); Guyhirn Reedbed CWS	
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer: Yes
16c.(iv) Grassland Stepping Stone Opp:	No	16c.(v) Grassland Stepping Stone Opp: No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No
16c.(vii) Wetland Stepping Stone Opp:	No	16c.(viii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: Yes
16c.(x) Woodland Stepping Stone Opp:	Yes	16c.(xi) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:	NULL	
	Site doesn't appear to be on SHELAA map	
16e. Wildlife Officer comments:		
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:		
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 12/03/2020 12:25:00

1a. Accessibility: Is the site capable of being accessible to all users?:

1b. Describe accessibility of site: See 40147

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:

2b. Describe neighbouring uses:

3. Describe topography and lanscape: Open undulating -mainly flat

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy: For site visit info, refer to site 40147.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Development would adversely impact on rural character. Site lacks pedestrian footway. Part of proposed site 40147

Major Criteria

1. Site Availability	Availability unknown			N/a	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0.93%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	99.07%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)			A	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	0%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR17/1115/F: Erection of 4 x 2-storey 4-bed dwellings with detached double garages... (Refuse) F/YR11/0789/F: Erection of 5no 3-storey 5-bed dwellings with attached garages... (Refuse)			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required along site frontage			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	Opportunities to connect to nearby PROWs outside the site boundary			D
10b. PROW Team comments:	The site is located close to Wisbech St Mary Public Bridleway No. 12. Opportunity to connect site to this PROW.			

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
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11a.(ii) Bus stops / rail in 5 min walk:	High Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Guyhirn CofE VC Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 82 primary aged children living in the catchment area. Forecasts show a downward trajectory to 73 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C

13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.
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Land Quality

14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:		

15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site	B	
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site	D	
16a.(iii) Site intersects CWS:			
	River Nene		
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
	Garner's Orchard; Guyhirn Reedbed; Guyhirn Reedbed CWS		
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	No		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg Woodland:	No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A	
16d.(ii) Requirements to consult NE:	NULL		

No wildlife reserves

16e. Wildlife Officer comments:

17.(i) TPO points:	No TPO point within 15m of the site	A
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17.(ii) TPO area:	No TPO area within 15m of the site	A
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Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
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18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
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18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHAPEL OF EASE

18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
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18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
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18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
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18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

<i>Date / Time of Site Visit:</i>	12/03/2020 10:30:00
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1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: No footway on site side.
Narrow footway on opposite side of road.
Difficult to provide due to slope.
Access to field exists - good visibility.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Develop to south and west. Single dwelling to north along road. Detached dwellings - mainly 2 storey.

3. Describe topography and lanscape: Flat, slightly raised in middle.

4. Describe layout, form, street pattern: Busy rural road.

5. Describe building types and features: 1900-1930's / + modern buildings

6. Describe site's boundaries: Fencing to the south. Hedging to east and north.
Open to the road.
Ditch runs along road.
Couple of mature trees.

7. Describe features / constraints: Close to the River Nene - Flood Zone 3?

8. Describe views, sight lines or vistas: To east, views of traffic on A47 travelling to/from Wisbech in distance and embanked River Nene.
Hedge to north.
Partly enclosed.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification:

19a. Character + Place Score: Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements). **D**

19b. Justification:

19c. Key considerations for policy: Distance from services
Impact on open countryside

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Development too large for the 'Small Village' of Guyhirn.

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score: Likely unsuitable **E**

20b. Comments: The proposal is incompatible with national planning policies for managing flood risk. In addition, the site has limited access to services, and development would likely adversely impact on the countryside.

Major Criteria

1. Site Availability	Available for development in med term (6 - 10 yrs)			B	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0.24%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	99.76%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	2%	3b.(iv) 1 in 1000yr event (area):	28%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR16/0932/O: Erection of 4no dwellings (outline with matters committed in respect of access o... (Refuse)			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required. TA required			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
11a.(ii) Bus stops / rail in 5 min walk:	Chapelfield Road; Primary School			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Guyhirn CofE VC Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 82 primary aged children living in the catchment area. Forecasts show a downward trajectory to 73 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of	

Likely unsuitable

300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

14a.(i) Prox pot. contaminated land: **Site located more than 250m from potentially contaminated land**

A

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments:

15a. Agricultural Land Classification: **50% or more is Grade 1**

E

15b. ALC percentage site area GRADE 1: 100% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: **LNR within 1.01km – 2km of site**

B

16a.(ii) Prox to County Wildlife Sites: **CWS within 500m of site**

D

16a.(iii) Site intersects CWS:

River Nene

16a.(iv) CWS within 500m:

Guyhirn Reedbed; Guyhirn Reedbed CWS

16a.(v) CWS 500m - 1km:

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ **Site does not intersect Goose + Swan IRZ**

A

16d.(ii) Requirements to consult NE: NULL, All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural

buildings/structures.

Appears to be horse paddocks; site developable however some mitigation may be required.

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: No TPO area within 15m of the site

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: ASHTREE FARMHOUSE; CHAPEL OF EASE

18c.(i) Prox to Scheduled Monument: Asset(s) more than 2km from site

A

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 12/03/2020 11:15:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Through mature hedgerows and trees
Footpath only on opposite side of road
Drain

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Open countryside to the west and north.
Sewage treatment small in north east corner

3. Describe topography and lanscape: Flat paddock land used for grazing horses
Large paddocks

4. Describe layout, form, street pattern: Cul-de-sac off main rural road

5. Describe building types and features: 2 storey bungalows
1950s to modern at north end

6. Describe site's boundaries: Mixture of mature hedges and trees

7. Describe features / constraints: Access through existing estate
Impact on open countryside

8. Describe views, sight lines or vistas: Reasonably enclosed but open countryside to the west and north.

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Development too large for the 'Small Village' of Guyhirn.

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is located within Flood Zone 3. In addition, development of countryside would adversely impact on open countryside landscape. Access to services is somewhat limited.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A
2.(i) Min. + Waste Team comments:				
2.(ii) Intrsects Min. + Waste resource:				
2.(iii) Min. and Waste policy area:				
3. Flood Risk - Vulnerability:	More vulnerable			
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B
3a.(ii) Site area in FZ1:	95.86%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3: 4.14%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area): 3%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	501m - 2km from site			C

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR17/0203/O: Erection of up to 7no dwellings (Outline with all matters reserved)... (Refuse) F/YR16/1157/O: Erection of 7no dwellings (Outline with all matters reserved)... (Withdrawn) F/YR17/0974/O: Erection of up to 5no dwellings (Outline with all matters reserved)... (Refuse) F/YR18/0653/O: Erection of up to 3 x dwellings (outline application with all matters reserved) ... (Refuse) F/YR19/0861/O: Erection of up to 6 x dwellings (outline application with all matters reserved) ... (Refuse)			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required along site frontage			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 15 min walk (< 1,200m)	C
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Guyhirn CofE VC Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 82 primary aged children living in the catchment area. Forecasts show a downward trajectory to 73 in 2027/2028.	

13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	B
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:	0500/0133 (GULL RD GUYHIRN)	
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	See comments from 40099	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site		B
16a.(ii) Prox to County Wildlife Sites:	CWS within 501m – 1km of site		C
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:	Guyhirn Reedbed; River Nene; Guyhirn Reedbed CWS		
16a.(v) CWS 500m - 1km:	Nene Washes Counter Drain (East); Guyhirn Reedbed CWS		
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: Yes	16c.(x) Woodland Stepping Stone Opp: Yes
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ		A

16d.(ii) Requirements to consult NE: NULL

Site formed of horse paddocks with mature trees; partially developable provided trees retained and protected species mitigation measures included.

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: No TPO area within 15m of the site

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 500.1 – 1000m of site

C

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) more than 2km from site

A

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 12/03/2020 12:25:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: See also 40099
No footways

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Detached dwellings in countryside location
Holiday caravan park on opposite side of road

3. Describe topography and lanscape:	Flat countryside Many mature trees in vicinity
4. Describe layout, form, street pattern:	Busy rural road
5. Describe building types and features:	Detached dwellings Mainly very modern two storey dwellings and a few bungalows
6. Describe site's boundaries:	Post and wire fences
7. Describe features / constraints:	Distance from village services Development would impact rural character, and could change local character completely.
8. Describe views, sight lines or vistas:	Reasonably enclosed within its wider environment.
9a. Relationship to built form:	Somewhat negative
9b. Visual impact on wider landscape:	Negative
9c. Historic features:	Neutral
9d. Justification:	

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character and/or sense of place. **E**

19b. Justification:

19c. Key considerations for policy: Impact on countryside
Distance from services
Lack of footway

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score Potentially unsuitable **D**

20b. Comments The majority of this site is located in Flood Zone 1 (96%). Development would impact on rural character of the village. Site lacks pedestrian footway. (includes site 40099).

Major Criteria

1. Site Availability	Availability unknown			N/a	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	4%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	Within 500m of site			D	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required. TA required			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
11a.(ii) Bus stops / rail in 5 min walk:	Gull Road; Nene Close; Post Office; Oak Tree Farm			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Guyhirn CofE VC Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 82 primary aged children living in the catchment area. Forecasts show a downward trajectory to 73 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of	

300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	B
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:	0500/0133 (GULL RD GUYHIRN); 0500/0040 (Guyhirn - Beazer)	
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	4001 (WAREHOUSE); 776 (COAL YARD)	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site	C	
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site	D	
16a.(iii) Site intersects CWS:			
	Guyhirn Reedbed; River Nene; Guyhirn Reedbed CWS		
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
	Nene Washes Counter Drain (East)		
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: Yes
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: Yes
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A	
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural		

buildings/structures.

No wildlife concerns

16e. Wildlife Officer comments:**17.(i) TPO points:**

TPO point within 15m of the site

C

17.(ii) TPO area:

No TPO area within 15m of the site

A

Heritage**18a.(i) Prox to Conservation Area:**

Asset(s) more than 2km from site

A

18a.(ii) CA intersects site:**18a.(iii) CA within 500m:****18b.(i) Prox to Listed Building:**

Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:**18b.(iii) LB within 500m of site:**

ASHTREE FARMHOUSE; CHURCH OF ST MARY MAGDALENE, WAR MEMORIAL WITHIN THE GROUNDS OF ST MARY MAGDELENE'S CHURCH

18c.(i) Prox to Scheduled Monument:

Asset(s) more than 2km from site

A

18c.(ii) Sched Mnmt intersects site:**18c.(iii) Sched Mnmt within 500m:****18c.(iv) Sched Mnmt 500m-1km:****18c.(v) Sched Mnmt 1-2km:****18d.(i) Prox to Reg Parks+Gardens:**

Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:**18d.(iii) Reg PG within 500m:****18e.(i) Prox to Heritage at Risk:**

Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:**18e.(iii) HAR within 500m of site:****18f. Conservation Officer comments:** Setting of listed building 1125896**18g. Archaeology comments:****Site Visit****Date / Time of Site Visit:**

12/03/2020 11:45:00

1a. Accessibility: Is the site capable of being accessible to all users?: No**1b. Describe accessibility of site:**

Private road which could be made up to adopted standard - but not obvious from plan.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: No**2b. Describe neighbouring uses:**

Dwellings to south and private estates. Large detached dwellings.

3. Describe topography and lanscape: Open tract of land (extensive)

Pumping station in south east corner

4. Describe layout, form, street pattern: Access form busy village main road.

5. Describe building types and features: N/a

6. Describe site's boundaries: Hedges to north
Fences / hedges to south
Open otherwise

7. Describe features / constraints: Private road and access
Open countryside
Proximity to / setting of church and rectory

8. Describe views, sight lines or vistas: Very open to the north and east

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Somewhat negative

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Development too large for the 'Small Village' of Guyhirn.

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score **Likely unsuitable**

E

20b. Comments The proposal is incompatible with national planning policies for managing flood risk 100% of the site is located within Flood Zone 3..Vehicular and pedestrian access is likely to be constrained. Development likely to adversely impact on landscape character.Limited access to services.Potential impacts on listed buildings and their settings.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A
2.(i) Min. + Waste Team comments:				
2.(ii) Intrsects Min. + Waste resource:				
2.(iii) Min. and Waste policy area:				
3. Flood Risk - Vulnerability:	More vulnerable			
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B
3a.(ii) Site area in FZ1:	63.49%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3: 36.51%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area): 1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	501m - 2km from site			C

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR18/1138/F: Removal of existing window to be replaced by door in existing dwelling... (Grant)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
11a.(ii) Bus stops / rail in 5 min walk:	Nene Close; Primary School; Post Office			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Guyhirn CofE VC Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 82 primary aged children living in the catchment area. Forecasts show a downward trajectory to 73 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of	

300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

14a.(i) Prox pot. contaminated land:	Site within 50m of potentially contaminated land	D
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:	776 (COAL YARD)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site	C	
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site	D	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:	Guyhirn Reedbed; River Nene; Guyhirn Reedbed CWS		
16a.(v) CWS 500m - 1km:	Guyhirn Reedbed CWS		
16a.(vi) CWS 1-2km	Nene Washes Counter Drain (East)		
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: Yes
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A	
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural		

habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

No wildlife concerns

16e. Wildlife Officer comments:

17.(i) TPO points:

No TPO point within 15m of the site

A

17.(ii) TPO area:

No TPO area within 15m of the site

A

Heritage

18a.(i) Prox to Conservation Area:

Asset(s) more than 2km from site

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:

Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

ASHTREE FARMHOUSE; CHURCH OF ST MARY MAGDALENE, WAR MEMORIAL WITHIN THE GROUNDS OF ST MARY MAGDELENE'S CHURCH

18c.(i) Prox to Scheduled Monument:

Asset(s) more than 2km from site

A

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:

Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:

Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit:

12/03/2020 11:30:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site:

Very narrow access between two dwellings.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses:

Dwellings to south and east

3. Describe topography and lanscape:

Flat, mature and semi mature trees on part of site

Good ecology likely

4. Describe layout, form, street pattern: *Busy village road*

5. Describe building types and features: *Old and modern detached / semi-detached / terraced, mainly 2-storey dwellings
Outbuildings for farm / yard to the north*

6. Describe site's boundaries: *Fences and hedges*

7. Describe features / constraints: *Mature trees
Access very narrow*

8. Describe views, sight lines or vistas: *Reasonably enclosed*

9a. Relationship to built form: *Neutral*

9b. Visual impact on wider landscape: *Somewhat negative*

9c. Historic features: *Neutral*

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score

Suitability uncertain/mixed effects

C

20b. Comments

The site assessment process identifies some potential adverse effects likely to arise from development of the site. Whilst the majority of the site is in Flood Zone 1, more than a third of the site is in Flood Zone 3. Therefore, a significant portion of the site is incompatible with national policies for flood risk, and site area would have to be reduced. Access appears narrow and constrained, therefore further information required to demonstrate access is achievable.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A
2.(i) Min. + Waste Team comments:				
2.(ii) Intrsects Min. + Waste resource:				
2.(iii) Min. and Waste policy area:				
3. Flood Risk - Vulnerability:	More vulnerable			
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E
3a.(ii) Site area in FZ1:	48.99%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3: 51.01%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)			A
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area): 0%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	501m - 2km from site			C

Strategy and History

6. Settlement Hierarchy Small Village A **D**

7.(i) Planning History (Form B): F/YR18/0956/O

F/YR18/0956/O – Erection of up to 7no dwellings and the formation of 4no vehicular accesses involving the demolition of existing outbuildings (outline application with matters committee in respect of access) – Refused 07.12.2018;

F/YR18/0585/O – Erection of up to 8 x dwellings and the formation of 4 x accesses involving the demolition of existing outbuildings (outline application with matters committed in respect of access) – Refused 03.08.2018;

F/YR12/0546/O – Erection of 2 dwellings – Refused 13.09.2012;

F/0435/79/O – Erection of a dwellinghouse – Refused 14.07.1979.

Planning permission has not been secured since the adoption of the 2014 Local Plan as recent submissions were refused due to the site being outside what was deemed to be the core shape and form of the settlement, it not representing infill development and that there were deemed to be more sequentially preferable sites for development in terms of flood risk.

7.(ii) Planning History Search

F/YR12/0546/O: Erection of 2 dwellings... (Refuse) | F/YR18/0956/O: Erection of up to 7no dwellings and the formation of 4no vehicular access involv... (Refuse) | F/YR18/0595/O: Erection of up to 8 x dwellings and the formation of 4 x access involving the de... (Refuse)

Transport

8a. Local road impacts: No objection with minor mitigation measures **A**

8b. Transport team comments: Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required.

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PROW connection opportunities

E

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport: Less than 10 min walk (< 800m)

B

11a.(ii) Bus stops / rail in 5 min walk:

11b.(i) Prox to medical services: Greater than 20 min walk (>1,600m)

E

11b.(ii) Medical srvs in 5 min walk:

11b.(iii) Medical srvs 5-10 min walk:

11b.(iv) Medical srvs 10-15 min walk:

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: Greater than 20 min walk (>1,600m)

E

11c.(ii) Shops within 5 min walk:

11c.(iii) Shops 5-10 min walk:

11c.(iv) Shops 10-15 min walk:

11c.(v) Shops 15-20 min walk:

11d.(i) Prox to primary school: Less than 10 min walk (< 800m)

B

11d.(ii) Primary schs in 5 min walk:

11d.(iii) Primary schs 5-10 min walk: Guyhirn CofE VC Primary School

11d.(iv) Primary schs 10-15 min walk:

11d.(v) Primary schs 15-20 min walk:

11e.(i) Prox to secondary school: Greater than 20 min walk (>1,600m)

E

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk:

11f.(i) Proximity to employment: Greater than 20 min walk (>1,600m)

E

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk:

11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 82 primary aged children living in the catchment area. Forecasts show a downward trajectory to 73 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	B
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:	0500/0133 (GULL RD GUYHIRN)	
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Demolition of existing structures may give rise to contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site	B
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site	D
16a.(iii) Site intersects CWS:		
	River Nene	
16a.(iv) CWS within 500m:		
	Guyhirn Reedbed; Guyhirn Reedbed CWS	
16a.(v) CWS 500m - 1km:		
	Nene Washes Counter Drain (East)	

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ

Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE:

All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

Site contains mature roadside hedgerow and potentially other grassland habitats, so may only be partially developable.

16e. Wildlife Officer comments:

17.(i) TPO points:

No TPO point within 15m of the site

A

17.(ii) TPO area:

No TPO area within 15m of the site

A

Heritage

18a.(i) Prox to Conservation Area:

Asset(s) more than 2km from site

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:

Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

CHURCH OF ST MARY MAGDALENE

18c.(i) Prox to Scheduled Monument:

Asset(s) more than 2km from site

A

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:

Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:

Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit*Date / Time of Site Visit:* 12/03/2020 12:15:00*1a. Accessibility: Is the site capable of being accessible to all users?:* No*1b. Describe accessibility of site:* Narrow access
No footway to be provided on opposite side of road*2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:* Yes*2b. Describe neighbouring uses:* Semi-detached dwellings and caravan to the south
Detached dwellings to the west*3. Describe topography and lanscape:* Flat. Enclosed to the west.*4. Describe layout, form, street pattern:* Busy rural road*5. Describe building types and features:**6. Describe site's boundaries:* Substantial hedge to the front*7. Describe features / constraints:* Access
Distance from services*8. Describe views, sight lines or vistas:**9a. Relationship to built form:* Somewhat negative*9b. Visual impact on wider landscape:* Negative*9c. Historic features:* Neutral*9d. Justification:*19a. Character + Place Score: Development of site is likely to result in adverse harm to local character and/or sense of place. **E**

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation20a. Individual site score: Likely unsuitable **E**

20b. Comments: The proposal is incompatible with national planning policies for managing flood risk. In addition, no pedestrian footway and vehicular access likely to be constrained. Some potential for harm to landscape character.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A
2.(i) Min. + Waste Team comments:				
2.(ii) Intrsects Min. + Waste resource:				
2.(iii) Min. and Waste policy area:				
3. Flood Risk - Vulnerability:	More vulnerable			
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B
3a.(ii) Site area in FZ1:	74.67%	3a.(iii) Site area in FZ2:	0.21%	3a.(iv) Site area in FZ3: 25.12%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area): 8%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	Within 500m of site			D

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	<p>F/YR14/0646/F: Erection of 4no dwellings comprising of 2 x 2-storey 4-bed with integral garages... (Grant) F/YR16/0074/F: Erection of 2 x 2-storey 3-bed and 2 x 3-storey 4-bed dwellings with detached ga... (Grant) F/YR15/0148/F: Erection of a single-storey rear extension to existing dwelling... (Grant) F/YR18/3013/COND: Details reserved by conditions 2 and 7 of planning permission F/YR16/0074/F (Ere... (Approve) F/YR13/0691/O: Residential Development (19no dwellings) involving demolition of existing dwelli... (Withdrawn) F/YR18/0334/O: Erection of up to 4 x dwellings and the formation of a new access involving demo... (Refuse) F/YR10/0386/F: Erection of a 4-bed detached chalet bungalow with integral garage... (Grant) F/YR16/1176/F: Erection of a single-storey rear extension to existing dwelling... (Grant) F/YR15/3010/COND: Details reserved by conditions 2, 4, 6 and 9 of planning permission F/YR14/0646/... (Approve) F/YR12/0676/O: Residential Development (26no dwellings) involving demolition of existing dwelli... (Refuse)</p>			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				

10a. PROW Opportunities:	No PROW connection opportunities	E
10b. PROW Team comments:		
Access to Services		
11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Gull Road; Nene Close; Oak Tree Farm	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Guyhirn CofE VC Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B

12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 82 primary aged children living in the catchment area. Forecasts show a downward trajectory to 73 in 2027/2028.
13a.(i) Secondary school catchment	Neale-Wade Academy
13a.(ii) Secondary school capacity:	Limited capacity C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

14a.(i) Prox pot. contaminated land:	Site within 50m of potentially contaminated land D
14a.(ii) Intersects landfill for DI:	
14a.(iii) Landfill for DI 0-50m:	0500/0133 (GULL RD GUYHIRN); 0500/0040 (Guyhirn - Beazer)
14a.(iv) Landfill for DI 50-100m:	
14a.(v) Landfill for DI 100-250m:	
14a.(vi) Intersects Site for DI:	
14a.(vii) Sites for DI 0-50m:	
14a.(viii) Sites for DI 50-100m:	4001 (WAREHOUSE)
14a.(ix) Sites for DI 100-250m:	
14b. Env Health Officer comments:	Former railway and "goods" station intersects site. Phase 1 maybe required to determine extent of any contamination from aforementioned use.
15a. Agricultural Land Classification:	50% or more is Grade 1 E
15b. ALC percentage site area	GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site C
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site D
16a.(iii) Site intersects CWS:	
	Guyhirn Reedbed; River Nene; Guyhirn Reedbed CWS
16a.(iv) CWS within 500m:	
16a.(v) CWS 500m - 1km:	
	Nene Washes Counter Drain (East)
16a.(vi) CWS 1-2km	
16b. Record of protected species on site:	Yes
16c.(i) Highest quality habitats:	

16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer:	Yes	16c.(iv) Grassland Stepping Stone Opp:	No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer:	No	16c.(vii) Wetland Stepping Stone Opp:	No
16c.(viii) Exstg Woodland:	Yes	16c.(ix) Woodland Buffer:	Yes	16c.(x) Woodland Stepping Stone Opp:	Yes
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ				A
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.				
16e. Wildlife Officer comments:	Unsuitable for development; site formed of grassland, woodland and scrub habitats. Likely to also support wide range of protected species.				
17.(i) TPO points:	No TPO point within 15m of the site				A
17.(ii) TPO area:	No TPO area within 15m of the site				A
Heritage					
18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site				A
18a.(ii) CA intersects site:					
18a.(iii) CA within 500m:					
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site				D
18b.(ii) Listed Building on site:					
18b.(iii) LB within 500m of site:	CHURCH OF ST MARY MAGDALENE, WAR MEMORIAL WITHIN THE GROUNDS OF ST MARY MAGDELENE'S CHURCH				
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site				A
18c.(ii) Sched Mnmt intersects site:					
18c.(iii) Sched Mnmt within 500m:					
18c.(iv) Sched Mnmt 500m-1km:					
18c.(v) Sched Mnmt 1-2km:					
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site				A
18d.(ii) Reg P+G intersects site:					
18d.(iii) Reg PG within 500m:					
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site				A
18e.(ii) HAR intersects site:					
18e.(iii) HAR within 500m of site:					
18f. Conservation Officer comments:					
18g. Archaeology comments:					

Site Visit**Date / Time of Site Visit:** 12/03/2020 12:00:00**1a. Accessibility: Is the site capable of being accessible to all users?:** No**1b. Describe accessibility of site:** Narrow access between two dwellings - tight**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:****2b. Describe neighbouring uses:** Part builders yard**3. Describe topography and lanscape:****4. Describe layout, form, street pattern:** On busy rural road
Linear development**5. Describe building types and features:** Bungalows and modern 2-storey semi-detached and detached dwellings**6. Describe site's boundaries:****7. Describe features / constraints:** Access
Mature planting**8. Describe views, sight lines or vistas:****9a. Relationship to built form:****9b. Visual impact on wider landscape:****9c. Historic features:****9d. Justification:****19a. Character + Place Score:****19b. Justification:****19c. Key considerations for policy:****Local Preference****(i) Does Parish Council support site?:** No**(ii) Reasons for support / object:** Back Land Development and concerns regarding setting a precedent**(iii) Parish Council site ranking (0-10):****Recommendation****20a. Individual site score** Potentially unsuitable

D

20b. Comments

Approximately one quarter of the site is in Flood Zone 3 and therefore likely incompatible with national policies for flooding. Vehicular and pedestrian access is likely to be constrained. Poor relationship to built form, which is out of character with adjoining development. Limited access to services.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	14%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR16/0284/O: Erection of 2 dwellings (Outline application with all matters reserved)... (Refuse)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
11a.(ii) Bus stops / rail in 5 min walk:	High Road			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Guyhirn CofE VC Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 82 primary aged children living in the catchment area. Forecasts show a downward trajectory to 73 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of	

Likely unsuitable

300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

14a.(i) Prox pot. contaminated land: Site located more than 250m from potentially contaminated land

A

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments:

15a. Agricultural Land Classification: 50% or more is Grade 1

E

15b. ALC percentage site area GRADE 1: 100% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR within 1.01km – 2km of site

B

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site

D

16a.(iii) Site intersects CWS:

River Nene

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

Guyhirn Reedbed; Guyhirn Reedbed CWS

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE: NULL

No wildlife concerns

16e. Wildlife Officer comments:

17.(i) TPO points:	No TPO point within 15m of the site	A
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17.(ii) TPO area:	No TPO area within 15m of the site	A
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Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
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18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
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18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHAPEL OF EASE

18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
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18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
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18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
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18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 12/03/2020 10:45:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Narrow footway
Good access between 2 dwellings

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Dwelling along road frontage

3. Describe topography and lanscape: Flat - below level of road

4. Describe layout, form, street pattern: Busy rural road

5. Describe building types and features: 1920s/30s and modern semi-detached and detached 2 storey dwellings. (1928

semis to north)

6. Describe site's boundaries:	Post and rail fence to the south Large hedge plates to the north
7. Describe features / constraints:	Amounts to backland development (though access would be ok)
8. Describe views, sight lines or vistas:	Reasonably enclosed site
9a. Relationship to built form:	Somewhat negative
9b. Visual impact on wider landscape:	Neutral
9c. Historic features:	Neutral
9d. Justification:	

19a. Character + Place Score:**19b. Justification:**

19c. Key considerations for policy:	Backland development, not in keeping with linear frontage Distance from services Flood Zone 3?
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Local Preference

(i) Does Parish Council support site?:	No
(ii) Reasons for support / object:	Back Land Development and concerns regarding setting a precedent on High Road.
(iii) Parish Council site ranking (0-10):	

Recommendation

20a. Individual site score	Likely unsuitable	E
20b. Comments	The proposal is incompatible with national planning policies for managing flood risk. Development of site would be out of character with linear form of adjoining development.	

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	12%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 20 min walk (< 1,600m)			D
11a.(ii) Bus stops / rail in 5 min walk:				

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)	D
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Guyhirn CofE VC Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 82 primary aged children living in the catchment area. Forecasts show a downward trajectory to 73 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of	

Likely unsuitable

300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

14a.(i) Prox pot. contaminated land: **Site located more than 250m from potentially contaminated land**

A

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments:

15a. Agricultural Land Classification: **50% or more is Grade 1**

E

15b. ALC percentage site area GRADE 1: 76.15% | Grade 2: 23.85% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: **LNR more than 2.01km from site**

A

16a.(ii) Prox to County Wildlife Sites: **CWS within 1.01km – 2km of site**

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

Guyhirn Reedbed; River Nene; Guyhirn Reedbed CWS

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: Yes 16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ **Site does not intersect Goose + Swan IRZ**

A

16d.(ii) Requirements to consult NE: NULL

No wildlife concerns

16e. Wildlife Officer comments:

Likely unsuitable

17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 1.01km – 2km of site	B
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:		
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 12/03/2020 12:40:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: Difficult. Close to a bend in the road which is relatively heavily trafficked - visibility likely to be an issue. Site is below road level. No footpath or cycleway along road and would be difficult to provide.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Farm and buildings to the north, open fields to the west. Paddock fields to south (with tall trees). Road and open fields to the east.

3. Describe topography and lanscape: Predominantly rural character. Enclosed site on 3 sides (north, west and south) with a variety of types and heights of hedges and trees.

4. Describe layout, form, street pattern: Along linear rural road.

5. Describe building types and features: None on site - farm buildings to the north.

6. Describe site's boundaries: Conifer trees to the south, hedge to the north, tress line to the west, open to the east.

7. Describe features / constraints: Distance from settlemnt. Fast rural road with poor visibility to south. No footway/cycleway or possibility of its provision.

8. Describe views, sight lines or vistas: An enclosed site generally - except to open fields to the east.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site is some distance from any settlement and inappropriate for sustainable development. Its impact on landscape would be reduced t a degre by existing planting at boundaries.

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character and/or sense of place. **E**

19b. Justification: The site is a long way from key services which cannot be reached by walking or cycling or regular bus services. It would have an adverse impact on the rural character of the area.

19c. Key considerations for policy: Distance from settlement and key services.
Lack of sustainable travel options.
Impact on rural character.
Highway safety and access.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score: Likely unsuitable **E**

20b. Comments: The proposal is incompatible with national planning policies for managing flood risk. The site is remote from the main built area and has poor access to services.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	12%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
11a.(ii) Bus stops / rail in 5 min walk:	High Road			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Guyhirn CofE VC Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 82 primary aged children living in the catchment area. Forecasts show a downward trajectory to 73 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of	

300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A	
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site	D	
16a.(iii) Site intersects CWS:			
	River Nene		
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
	Garner's Orchard; Guyhirn Reedbed; Guyhirn Reedbed CWS		
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	No		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A	
16d.(ii) Requirements to consult NE:	NULL		
	No wildlife concerns		

16e. Wildlife Officer comments:

17.(i) TPO points:	No TPO point within 15m of the site	A
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17.(ii) TPO area:	No TPO area within 15m of the site	A
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Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
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18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
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18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
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18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
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18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
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18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 12/03/2020 10:15:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Narrow footpath exists
On edge of village

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: No

2b. Describe neighbouring uses: Dwellings to south.
Very small dwelling to the east.
Otherwise open countryside.

3. Describe topography and lanscape: Flat, below level of road.
Open countryside

4. Describe layout, form, street pattern: Rural road. Very busy at rural back road to Wisbech.

5. Describe building types and features: None on site. 2 storey dwellings to south.

6. Describe site's boundaries: Hedges and fences to south. Otherwise open.

7. Describe features / constraints: Powerline along site frontage.
Speed of traffic entering / leaving village - 60mph area

8. Describe views, sight lines or vistas: Very open for long distances to the west and north

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character and/or sense of place. E

19b. Justification:

19c. Key considerations for policy: Distance form village services
Impact on open countryside
Access with speed limit, although site visibility likely to be acceptable.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score: Likely unsuitable E

20b. Comments: The proposal is incompatible with national planning policies for managing flood risk. Development of the site would extend build development into the open countryside. The site is distant from services.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	79.15%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	20.85%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)			A	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	0%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR19/0184/F: Erection of a club room and changing rooms involving demolition of existing buil... (Grant)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
11a.(ii) Bus stops / rail in 5 min walk:	High Road; Chapelfield Road			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Guyhirn CofE VC Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 82 primary aged children living in the catchment area. Forecasts show a downward trajectory to 73 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of	

Suitability uncertain/mixed effects

300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

14a.(i) Prox pot. contaminated land: Site located more than 250m from potentially contaminated land

A

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments:

15a. Agricultural Land Classification: 50% or more is Grade 1

E

15b. ALC percentage site area GRADE 1: 100% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR within 1.01km – 2km of site

B

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site

D

16a.(iii) Site intersects CWS:

River Nene

16a.(iv) CWS within 500m:

Guyhirn Reedbed; Guyhirn Reedbed CWS

16a.(v) CWS 500m - 1km:

Guyhirn Reedbed CWS

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE: NULL

Site appears to contain grassland, trees and scrub habitats. Not ideal for

Important: The inclusion of a site in this document does not represent any decision by the Council nor provide the site with any kind of planning status. This document assesses sites individually. Please see the Sites Evidence Report (August 2022) for the justification for inclusion in the draft Local Plan or not.

development/ significant compensation measures would be required.

16e. Wildlife Officer comments:

17.(i) TPO points:	No TPO point within 15m of the site	A
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17.(ii) TPO area:	No TPO area within 15m of the site	A
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Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
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18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
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18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHAPEL OF EASE

18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
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18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
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18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
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18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:**18g. Archaeology comments:****Site Visit**

Date / Time of Site Visit:	12/03/2020 11:00:00
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1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site:
Down a narrow track
Footpath to front
Impact on dwelling next to access

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:

2b. Describe neighbouring uses:
Recreation ground / playground to the west.
Footpath to the north
Dwellings (bungalows / chalets) to south east.

3. Describe topography and lanscape: Flat. More enclosed to the east and south.

*Some semi mature trees.
Good ecological potential?*

4. Describe layout, form, street pattern: *Busy rural road*

5. Describe building types and features: *Mix of mainly single and older dwellings (>100 years) along road frontage. Nr listed Guyhirn church*

6. Describe site's boundaries: *Open to the west - with drain.
Drain to east.*

7. Describe features / constraints: *Narrow access
Near River Nene
Next to football and recreational ground*

8. Describe views, sight lines or vistas: *Very open to the north / west*

9a. Relationship to built form: *Somewhat negative*

9b. Visual impact on wider landscape: *Somewhat negative*

9c. Historic features: *Somewhat negative*

9d. Justification:

19a. Character + Place Score: **Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).**

D

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score **Suitability uncertain/mixed effects**

C

20b. Comments

Approximately 20% of the site is in Flood Zone 3. This part of the site would therefore be incompatible with national policies for flood risk. Open site, with potential for adverse impacts on the open countryside. Access is narrow - further info needed to demonstrate access can be achieved without potential harm to amenity of neighbouring dwellings. Access to services are somewhat limited. Lower density development may be more appropriate.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	33%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	Within 500m of site			D	

Strategy and History

6. Settlement Hierarchy	Small Village A	D
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	F/YR07/0392/O: Erection of a dwelling... (Grant) F/YR03/1518/O: Erection of a dwelling involving demolition of existing building... (Granted) F/YR13/0648/F: Erection of 4no 3 bed and 8no 2 bed 2 storey dwellings with associated external works and ... (Refuse) F/YR17/1213/O: Erection of up to 4 dwellings (Outline application with all matters reserved)... (Refuse) F/YR16/1181/O: Erection of up to 4 dwellings (Outline application with all matters reserved)... (Refuse) F/YR08/0446/RM: Erection of a 4/5-bed detached house with detached double garage with playroom over... Approve	

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Site access required with suitable visibility and geometry Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Gull Road; Nene Close; Oak Tree Farm	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Guyhirn CofE VC Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Guyhirn CofE Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B

Likely unsuitable

12b. Pri school capacity comments:	Guyhirn CofE Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 12 and total capacity of 84. In 2020/2021 there were 79 primary aged children living in the catchment area. Forecasts show a downward trajectory to 70 in 2029/2030.
13a.(i) Secondary school catchment	Neale-Wade Academy
13a.(ii) Secondary school capacity:	Limited capacity C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land B
14a.(ii) Intersects landfill for DI:	
14a.(iii) Landfill for DI 0-50m:	
14a.(iv) Landfill for DI 50-100m:	
14a.(v) Landfill for DI 100-250m:	0500/0133 (GULL RD GUYHIRN); 0500/0040 (Guyhirn - Beazer)
14a.(vi) Intersects Site for DI:	
14a.(vii) Sites for DI 0-50m:	
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	303128 (WAREHOUSE)
14b. Env Health Officer comments:	No observations as at 26.10.20
15a. Agricultural Land Classification:	50% or more is Grade 1 E
15b. ALC percentage site area	Grade 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site C
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site D
16a.(iii) Site intersects CWS:	
	River Nene; Guyhirn Reedbed CWS
16a.(iv) CWS within 500m:	
16a.(v) CWS 500m - 1km:	
	Nene Washes Counter Drain (East)
16a.(vi) CWS 1-2km	
16b. Record of protected species on site:	Yes
16c.(i) Highest quality habitats:	

Likely unsuitable

16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer:	Yes	16c.(iv) Grassland Stepping Stone Opp:	Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer:	No	16c.(vii) Wetland Stepping Stone Opp:	No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer:	Yes	16c.(x) Woodland Stepping Stone Opp:	Yes
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ				A
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.				
16e. Wildlife Officer comments:					
17.(i) TPO points:	No TPO point within 15m of the site				A
17.(ii) TPO area:	No TPO area within 15m of the site				A
Heritage					
18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site				A
18a.(ii) CA intersects site:					
18a.(iii) CA within 500m:					
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site				D
18b.(ii) Listed Building on site:					
18b.(iii) LB within 500m of site:	Church Of St Mary Magdalene; War Memorial Within The Grounds Of St Mary Magdalene's Church				
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site				A
18c.(ii) Sched Mnmt intersects site:					
18c.(iii) Sched Mnmt within 500m:					
18c.(iv) Sched Mnmt 500m-1km:					
18c.(v) Sched Mnmt 1-2km:					
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site				A
18d.(ii) Reg P+G intersects site:					
18d.(iii) Reg PG within 500m:					
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site				A
18e.(ii) HAR intersects site:					
18e.(iii) HAR within 500m of site:					
18f. Conservation Officer comments:					
18g. Archaeology comments:	Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. There are several records in the vicinity of this site that relate to undated cropmarks (MCB12630, MCB21134).				

Site Visit

Date / Time of Site Visit: 04/11/2020 10:50:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: No footpath on site side of road - but is on opposite side. Below road level so significant infrastructure for access required.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Dwellings to the South and North and on opposite side of Rd frontage development, but character is overwhelmingly one of open countryside.

3. Describe topography and lanscape: Flat elongated strip of land used for arable farming, below Rd level with open countryside to the North and East.

4. Describe layout, form, street pattern: Gull road B1187 is a well used rural Lane with fast moving traffic. Frontage development predominates along the road.

5. Describe building types and features: None on site. Mix of single Storey and two Storey detached dwellings in facility.

6. Describe site's boundaries: Domestic fences and hedges to the North and South. Open to the East and West, with drainage ditch beside Rd.

7. Describe features / constraints: Local power lines from North/ South through site parallel to Rd for 2/3 of site in northern part.

8. Describe views, sight lines or vistas: Very open and prominent site along Rd.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site would continue the linear form of development away from the village core and adversely impact on the open landscape.

19a. Character + Place Score: **Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).** D

19b. Justification: The development of the site would increase the frontage development along the road and further elongate and consolidate linear form of the village, whilst having an adverse impact on the rural character of the area in this location.

19c. Key considerations for policy:

- Impact on open countryside
- Village form
- Distance to services
- Amount of development for a small village
- Site below Rd level

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The site is wholly within Flood Zone 3. The proposal is therefore incompatible with national planning policies for flood risk. The development of the site would increase the frontage development along the road and further elongate and consolidate linear form of the village, whilst having an adverse impact on the rural character of the area in this location.